(a) whether some of the registered cooperative housing societies operating in the rural areas of Dadri Tehsil of Ghaziabad District in Uttar Pradesh have been registered for residential purposes in specific villages;

(b) whether GNA is now declining permission for residential houses in these villages;

(c) whether GNA is declining permission for residential purposes in these villages even to those housing societies which had acquired no objection certificates from the State's Town and Country Planning Department or other local authorities prior to the creation of GNA;

(d) if so, the reasons therefor; and

(e) what is the alternative use planned for these areas, alongwith details of use proposed for the lands held by cooperative societies in these villages, society-wise ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K. THUNGON) : According to the information collected from Greater Noida Industrial Development Authority the position is as follows :

(a) The Societies are registered in the office of Registrar, Co-operative Societies under the Co-operative Society Act. As per information with the Authority, 12 Co-operative Housing Societies have approached Greater Noida Industrial Development Authority for residential purpose on the basis of land exchange in the residential area earmarked under Greater Noida Authority Outline Development Plan.

(b) to (d) According to the outline Development Plan for GNA, the residential sectors are earmarked and such requests are processed as per GNA outline Development Plan and building bye-laws.

(e) According to the applications available with GNA, the land use is Rural Zone, Botanical and Zoological Park, Fair Ground, Roads & General Green.

Finalisation of MOU by Greater Noida Authority for Allotment of Land to Societies

1404. SHRI MOHD. KHALEELUR RAHMAN : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether the Greater Noida Authority has finalised the MOU for allocating lands to registered cooperative housing societies in Dadri Tehsil of Ghaziabad District in U.P.;

(b) whether the rates proposed for development charges are in conformity with the PWD schedule of rates for such work in this area; and

(c) whether the GNA is discriminating against registered cooperative housing societies by exchanging their superior lands for its land at a uniform low rate ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K. THUNGON) : According to information available from Greater Noida Authority, the position is as follows :

(a) A draft MOU has been prepared and provided to the cooperative societies for adoption by their respective management committees.

(b) There are no rates proposed by PWD for development charges.

(c) No, Sir.

Development Charges charged by Greater Noida Authority

1405. SHRI MOHD. KHALEELUR RAHMAN : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether some registered cooperative housing societies have approached Greater Noida Authority to reduce the development charges;

(b) if so, what is the reaction of the GNA to these proposals;

(c) whether the Greater Noida Authority is providing any concession to registered cooperative housing societies in allocation of land and fixation of developmental charges;

(d) whether the GNA is intending to offer land to builders and private colonisers at the same rates or different rates; and

(e) what is Government's policy in regard to allocation of land to registered cooperative housing societies in Greater Noida Authority area ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K. THUNGON) : According to information furnished by Greater Noida Authority the position is as follows :

(a) Yes.

(b) The suggestions were considered and payment plan was suitably liberalised to reduce the burden of the development charges.

(c) Cooperative societies have been given priority in the allocation of land under the group housing scheme in the earmarked residential sector according to the GNA development plan.

(d) There is no plan for offering land to private builders at present.

(e) The State housing policy regarding allocation of land to cooperative societies is as follows :

(i) The role of cooperative housing societies has been made more clear and effective.

(ii) For 60 members of the cooperative society one acre of land will be allotted but no society will be allotted more than 4 acres of land.

(iii) The land given to the society will be on lease basis. For the first ten years the lease will be in favour of the society and after that period automatically it will be transferred in favour of the members.

(iv) The internal development will be the responsibility of the society and it will be completed within 3 years. To ensure that the society does this work properly the society will deposit 50% amount of the cost of internal development in the form of bank guarantee and if the work is not done properly the Authority will encash this guarantee and will have the right to do the internal development work itself.